152.0	0002	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	751,200 / 751,200
					USE VALUE:	751,200 / 751,200
					ASSESSED:	751,200 / 751,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		HAWTHORNE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JUDA JIAHONG/ TRUSTEE
Owner 2:	JIAHONG JUDA REVOCABLE TRUST
Owner 3:	
Street 1:	12 HAWTHORNE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ZHANG JIAHONG -
Owner 2:	-
Street 1:	12 HAWTHORNE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,974 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Clapboard Exterior and 1554 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5974.000	271,800		479,400	751,200
Total Card	0.137	271,800		479,400	751,200
Total Parcel	0.137	271,800		479,400	751,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 483.40 | /Parcel: 483.4

Legal Description

User Acct

100606

GIS Ref

GIS Ref

Insp Date

04/30/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 152.0-0002-0001.0

!11899!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	272,000	0	5,974.	479,400	751,400	751,400	Year End Roll	12/18/2019
2019	101	FV	216,500	0	5,974.	449,400	665,900	665,900	Year End Roll	1/3/2019
2018	101	FV	223,400	0	5,974.	371,500	594,900	594,900	Year End Roll	12/20/2017
2017	101	FV	223,400	0	5,974.	341,600	565,000	565,000	Year End Roll	1/3/2017
2016	101	FV	223,400	0	5,974.	311,600	535,000	535,000	Year End	1/4/2016
2015	101	FV	211,300	0	5,974.	305,600	516,900	516,900	Year End Roll	12/11/2014
2014	101	FV	211,300	0	5,974.	284,000	495,300	495,300	Year End Roll	12/16/2013
2013	101	FV	211,300	0	5,974.	270,200	481,500	481,500		12/13/2012

PRINT

Date	Time
12/11/20	02:01:45

LAST REV

Date	Time
03/09/20	11:29:08

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11899

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ZHANG JIAHONG,	68903-65		2/16/2017	Convenience	1	No	No		
MYERS RITA/ETAL	24620-437		6/15/1994		247,000	No	No		Michael Juda dod 12/3/2016

USER DEFINED

Prior Id # 1:	100606
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/17/2019	2027	Inter Fi	52,500	O				
10/19/2012	1364	Manual	21,000	C				
10/1/2009	929	Siding	34,888					
11/24/2008	1448	Manual	3,000					rebuild fr stairs

ACTIVITY INFORMATION

Date	Result	By	Name
4/30/2018	Meas/Inspect	BS	Barbara S
4/19/2013	Info Fm Prmt	EMK	Ellen K
10/31/2008	Meas/Inspect	189	PATRIOT
1/12/2000	Inspected	264	PATRIOT
11/19/1999	Measured	270	PATRIOT
7/17/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5974		Sq. Ft.	Site		0	80.	1.00	9									479,378						479,400	

Total AC/HA: 0.13714 | Total SF/SM: 5974 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 479,378 | Spl Credit | Total: 479,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Poor

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.32567573
Const Adj.:	0.97515047
Adj $ / SQ:	161.592
Other Features:	80017
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	393952
Depreciation:	122125
Depreciated Total:	271827

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 8 | BRs: 3 | Baths: 1 | HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

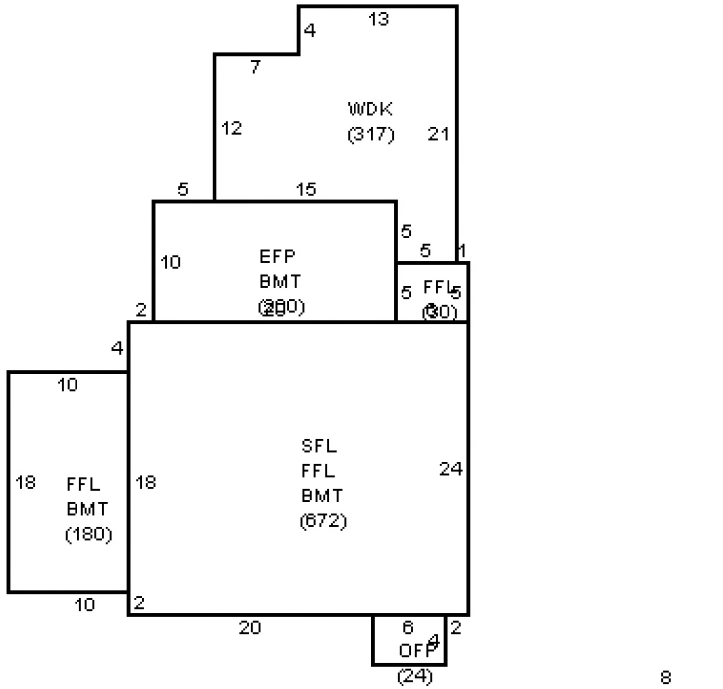
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	161.59
Special Features:	0	Val/Su Net:	86.37
Final Total:	271800	Val/Su SzAd	174.90

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,052	48.480	50,998
FFL	First Floor	882	161.590	142,524
SFL	Second Floor	672	161.590	108,590
WDK	Deck	317	8.930	2,830
EFP	Enclos Porch	200	39.820	7,965
OFP	Open Porch	24	42.910	1,030

Net Sketched Area: 3,147 | Total: 313,937

Size Ad 1554 | Gross Are 3147 | FinArea 1554

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total:

PARCEL ID

152.0-0002-0001.0

IMAGE

AssessPro Patriot Properties, Inc